

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF OHIO
EASTERN DIVISION**

In re:	:	Case No. 16-56978
	:	
Jon T. Arnason	:	Chapter 13
Marilyn G. Arnason	:	
	:	Judge Caldwell
Debtors.	:	

Appraisal

Now comes the debtors, by and through counsel, and hereby submits the following Appraisal for the real property in the above matter located at 7732 Crawley Drive, Dublin, Ohio establishing an estimated value of \$314, 000.

Respectfully submitted,

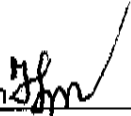
/s/ Gregory S. DuPont
Gregory S. DuPont (#0059351)
Gregory S. DuPont Attorney at Law,
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Attorney for Debtor

Thomas Millican & Associates, Inc.

P.O. Box 20003

Columbus, Ohio 43220

(614)457-3034

Entered Home: No on 06/22/2016 Date: 06/28/2016 Appraised by: Thomas L. Millican 

Fair Market Values as of this date \$314,000.00 CONVENTIONAL Price

Owner: Arnason, Jon & Marilyn Bankruptcy # 15-56978

Address: 7732 Crawley Drive
Dublin, Oh 43017 Approximate Age: 1991

Style: 2 story Construction: brick & stucco
Bedrooms: 4 Baths: 2.5 Family Room: yes Fireplace: yes
Type Heating: gas f/a A/C: central Humidifier: Electric Service: c/b
Garage: 2 car Driveway: concrete Patio: deck Landscaping: average
Basement: yes Rec. Room: Utility Room: Fence: no
Entry: no Living Room: yes Dining Room: yes
Kitchen: eating space Windows: Roof: composition
Flooring:

GENERAL CONDITION AS APPRAISED Interior: Not Entered Exterior: Excellent

COMPARABLE PROPERTIES

<u>Address</u>	<u>Type</u>	<u>Bdrm</u>	<u>Baths</u>	<u>Gar</u>	<u>Bsmt</u>	<u>Sold</u>	<u>Date</u>
<u>7706 Aldridge Place</u>	<u>2 sty</u>	<u>4</u>	<u>2.5</u>	<u>2</u>	<u>partial</u>	<u>\$311,900(CON)</u>	<u>03/25/2016</u>
<u>7681 Brandbury Place</u>	<u>2 sty</u>	<u>4</u>	<u>2.5</u>	<u>3</u>	<u>partial</u>	<u>\$330,000(CON)</u>	<u>08/15/2015</u>
<u>7651 Wallsend Court</u>	<u>2 sty</u>	<u>4</u>	<u>3.5</u>	<u>2</u>	<u>partial</u>	<u>\$330,000(CON)</u>	<u>09/08/2015</u>

REMARKS: